

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 2 March 2017 at 7pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Garrod H F
Glanville R
Lait R E
Mitchell A P

Nicholls C
Tanner J
Williams T

OFFICERS

Support Services Manager
Admin Support Officer

APOLOGIES FOR ABSENCE – Andrewes T, Chard C, Prior P, Tanner S, Taylor L

P.91 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 2 February 2017.

P.92 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Mitchell made the following declaration (as a member of Cornwall Council's West Sub Area Planning Committee): "In commenting on these applications I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position when the applications are discussed at Cornwall Council committee stage and full information is available.

Councillor Garrod declared a non-registerable interest in item 2864 on the schedule as his son is a friend of the applicant, and withdrew from the meeting during consideration of this item.

P.93 PUBLIC SPEAKING

Leigh Gething attended to speak in objection of application 2864 on the planning schedule, as being the agent of the owner of a neighbouring property.

Christian Simmons attended to speak in support of application 2864 on the planning schedule, as being the agent of the applicant.

P.94 PLANNING APPLICATIONS

RESOLVED- that the Head of Development Management (Cornwall Council) be informed of the Council's observations on the planning applications set out in Annex 1 to these minutes.

P.95 ITEMS FOR DECISION

None.

P.96 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.97 ITEMS FOR INFORMATION

None.

P.98 CORRESPONDENCE

Correspondence relating to planning applications had been circulated and available to councillors during consideration of the applications.

P.99 EXCLUSION OF THE PRESS AND PUBLIC

Meeting closed at 8.10p.m.

Chairman

St Ives Town Council
 Planning Schedule for meeting date 2 March 2017

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2863	PA16/12047	Carninney, Carbis Bay (Mr Gaunt Commprop Ltd)	Conversion of, & extension to, former agricultural barn to create new 3 bedroom residential property	No objection provided complies to barn conversion policy.
2864	PA16/10603	St Ives Brewery, Trewidden Road, St Ives (Mr Amura)	Extend Northern roof terrace to the East, construct new external terrace at Eastern end & new canopy over Western end of existing roof terrace (revised design to previously withdrawn PA16/07800)	Application supported.
2865	PA17/00674	Barnoon Villa, Clodgy View, St Ives (Mr & Mrs Spencer)	The formation of a parking bay	Adhere to previous strongest possible objection, contrary to Neighbourhood Plan Policies BE1 & BE5 & Cornwall Local Plan Policies 12 & 24. Request that this application be called to committee if the officer recommendation is for approval.
2866	PA17/00702	Flat 5, Copper Kettle, Wharf Road, St Ives (Ms Chrystine List)	Application for Planning Permission for replacement of existing slate roof & removal obsolete & dilapidated chimney stack	Strong objection to the removal of the chimney, contrary to Neighbourhood Plan Policy BE2.
2867	PA17/00704	Flat 5, Copper Kettle, Wharf Road, St Ives (Ms Chrystine List)	Listed Building Consent for replacement of existing slate roof & removal obsolete & dilapidated chimney stack	Strong objection to the removal of the chimney, contrary to Neighbourhood Plan Policy BE2.
2868	PA17/00710	Gwel Marten, Headland Road, Carbis Bay (Mr N Burrage, Belmont Property Management)	Creation of new off road bin store & associated works	Application supported.
2869	PA17/00740	Land South of Glenmoor Fuggoe Lane, Carbis Bay (Mr W Curnow)	Construction of a dwelling (proposed amendments to previously approved scheme PA15/07117)	No objection provided not unneighbourly & no removal of the granite wall or the trees. Also provided not contrary to Neighbourhood Plan Policy BE12.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2870	PA17/00926	28 Tremar Road, St Ives (Lisa Taylor)	Construction of new single-storey annexe in rear garden	Strong objection, gross over development, annexe too big for the plot. Lack of amenity space, would be overbearing & unneighbourly. Poor use of materials & would set a dangerous precedent. Request that this application be called to committee if the officer recommendation is for approval.
2871	PA17/00952	Parc An Creet, Higher Stennack, St Ives (Porthia Properties Ltd)	Reserved matters application for approval of details of the access, appearance, landscaping, layout & scale following outline approval PA16/08215	Application supported provided permeable surface for parking area & a green area at the front of the development. Also provided conditioned with Neighbourhood Plan Policy H2 & meets the affordable housing criteria.
2872	PA17/01022	54 Polwithen Drive, Carbis Bay (Mr Simon Major)	Proposed loft conversion, raising roof height & dormer (amended design)	Application supported.
2873	PA17/01093	2 Polgath Close, Carbis Bay (Mrs B King)	Extension to side & increase roof height with dormer windows & rooflights to create two additional bedrooms	No objection provided not unneighbourly.
2874	PA17/01331	Sea Pebble, 5 Victoria Road, St Ives (Mr & Mrs Kerswell)	Proposed replacement dormer	No objection provided the Conservation Officer approves.
2875	PA16/11858	6 Sea View Place, St Ives (Ms J Hitchens)	Retrospective application for balcony/terrace	Withdrawn.
2876	PA16/12201	March, Belyars Lane, St Ives (Mr John Sager)	The construction of a domestic garage	No objection.
2877	PA17/00485	Cresta Flat, Treganna Place, St Ives (Mr Gareth Palmer Caladen)	Removing & replacing 2 front (street side) windows. Refresh & update paintwork to front elevation	No objection.
2878	PA17/01030	Tree Nook Farm, St Ives Road, Lelant (Mr Anthony Perry)	Side extension of the existing bungalow & an increase in ridge height to enable first floor accommodation to be created with the inclusion of a balcony on the South elevation	Application supported.
2879	PA17/01507	Land to North of 3 Godrevy Gardens, St Ives (Legacy Properties Ltd)	Certificate of lawfulness for existing use of the site for the erection of a single dwelling	Request an extension from the Planning Officer.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2880	PA15/11867	Little Trevarrack Holiday Park, Laity Lane, Carbis Bay (Frep 2 (Carbis Bay) Ltd)	Removal of condition 5 on decision notice number PA15/01877 and the redevelopment of touring holiday park with parkland to allow permanent occupation of the 123 holiday homes including owners and wardens accommodation, retention of amenity building and associated works as originally approved under decision notice number PA10/04982	Strongest possible objection to the removal of condition 5, would be contrary to Neighbourhood Plan Policy LED8. This is not the correct location to build 123 houses, not suitable, permission only won on appeal with a holiday home condition included. If permission is granted should be conditioned with Neighbourhood Policy H2 & there should be a 40% contribution to affordable housing. Request that this application be called to committee if the officer recommendation is for approval.
2881	PA17/00739	Land Off Trenwith Lane And Land Of Camaret Drive, St Ives (Mr Bill Richardson)	Application for non-material amendment to PA15/03047 to include changes to plots 1-16, the double garage at plots 12 and 13 and amendment to manager, refuse and recycling store	No objection.